

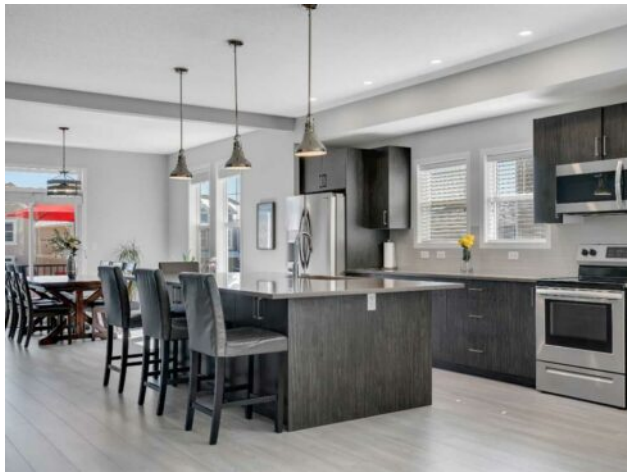


**GRASSROOTS**  
REALTY GROUP

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**308 South Point Square SW  
Airdrie, Alberta**

**MLS # A2228657**



**\$499,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,048 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Rear		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

ONE OF THE LARGEST TOWNHOMES IN AIRDRIE \*RARE 4 BED TOWNHOUSE - EXCEPTIONAL END UNIT FACING A COURTYARD\* Welcome to this 4-bedroom, 4-bathroom end-unit townhome, offering just over 2,000 sq ft of beautifully finished living space in one of Airdrie's most sought-after communities. With modern elegance, thoughtful functionality, and a prime corner location, this home is the perfect fit for families, professionals, and anyone seeking room to grow without sacrificing style or convenience. The entry-level/main floor is incredibly versatile and includes a bright bedroom and a 3-piece bathroom—perfect for a home office, guest suite, or a private space for a teen. You'll also find a spacious storage area, access to utilities, and a convenient entry to the double attached garage. This level offers privacy and flexibility, ideal for multi-generational living or working from home. Upstairs, the spacious living room is anchored by a cozy fireplace, while the dining area flows seamlessly into the large gourmet kitchen—complete with stainless steel appliances, sleek quartz cabinets, ample counter space, and a large island ideal for hosting friends or gathering with family. Step through to the private patio that opens onto a beautifully maintained courtyard—your perfect setting for summer barbecues or a quiet morning coffee. A 2-pc bath is tucked away on this level for convenience. Upstairs, your private retreat awaits. The primary bedroom features a spacious walk-in closet and a luxurious ensuite with dual sinks and a sleek, modern design. Two additional bedrooms are generously sized, and the upper-level laundry room adds everyday convenience. The main bath completes the upper level, offering both comfort and functionality for a growing household. Situated in a vibrant, amenity-rich

neighborhood, you'll enjoy close proximity to parks, tennis courts, playgrounds, top-rated schools, and everyday essentials. Whether you're relaxing at home, entertaining guests, or exploring the community, this townhome truly has it all.